058.0	0004	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	754,800 / 754,800
					USE VALUE:	754,800 / 754,800
					ASSESSED:	754,800 / 754,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40		BOW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	YI SHUYAN
Owner 2:	WANG YIQIANG
Owner 3:	
Street 1:	40 BOW ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SWANSON MARK A--ETAL -
Owner 2:	SWANSON GERMAINE BEST -
Street 1:	40 BOW ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,707 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1954, having primarily Wood Shingle Exterior and 2610 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4707.000	362,000		392,800	754,800
Total Card	0.108	362,000		392,800	754,800
Total Parcel	0.108	362,000		392,800	754,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 289.20 | /Parcel: 289.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 38426

GIS Ref

GIS Ref

Insp Date 08/27/18

!4967!

PREVIOUS ASSESSMENT

Parcel ID 058.0-0004-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	362,000	0	4,707.	392,800	754,800	754,800	Year End Roll	12/18/2019
2019	101	FV	286,200	0	4,707.	387,200	673,400	673,400	Year End Roll	1/3/2019
2018	101	FV	286,200	0	4,707.	297,400	583,600	583,600	Year End Roll	12/20/2017
2017	101	FV	235,900	0	4,707.	280,600	516,500	516,500	Year End Roll	1/3/2017
2016	101	FV	235,900	0	4,707.	258,200	494,100	494,100	Year End	1/4/2016
2015	101	FV	218,200	0	4,707.	241,300	459,500	459,500	Year End Roll	12/11/2014
2014	101	FV	218,200	0	4,707.	222,200	440,400	440,400	Year End Roll	12/16/2013
2013	101	FV	218,200	0	4,707.	222,200	440,400	440,400		12/13/2012

PRINT

Date	Time
12/10/20	19:55:32

LAST REV

Date	Time
09/25/18	09:10:44
apro	
4967	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SWANSON MARK A-	69126-505		4/11/2017		720,000	No	No		
	14033-241		8/1/1980		65,900	No	No		Y

USER DEFINED

Prior Id # 1:	38426
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/10/2014	1168	New Wind	6,532					Install 3 windows.
8/18/2014	1003	Redo Kit	16,500		8/18/2014			Remodel kitchen.
4/11/2013	530	Manual	1,850	C				
7/20/2005	642	Re-Roof	5,900			G7	GR FY07	

ACTIVITY INFORMATION

Date	Result	By	Name
8/27/2018	MEAS&NOTICE	BS	Barbara S
2/21/2018	SQ Returned	MM	Mary M
11/19/2015	Permit Insp	PC	PHIL C
8/18/2014	Info Fm Prmt	PC	PHIL C
6/13/2013	Info Fm Prmt	EMK	Ellen K
2/27/2009	Measured	372	PATRIOT
12/6/2008	Meas/Inspect	345	PATRIOT
3/6/2000	Inspected	264	PATRIOT
1/10/2000	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4707		Sq. Ft.	Site		0	70.	1.19	6									392,848						392,800	

Total AC/HA: 0.10806 | Total SF/SM: 4707 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 392,848 | Spl Credit | Total: 392,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	25	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.14999998
Const Adj.:	0.99989998
Adj $ / SQ:	120.738
Other Features:	86300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	405881
Depreciation:	43835
Depreciated Total:	362046

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	M
Totals			
1	9	4	

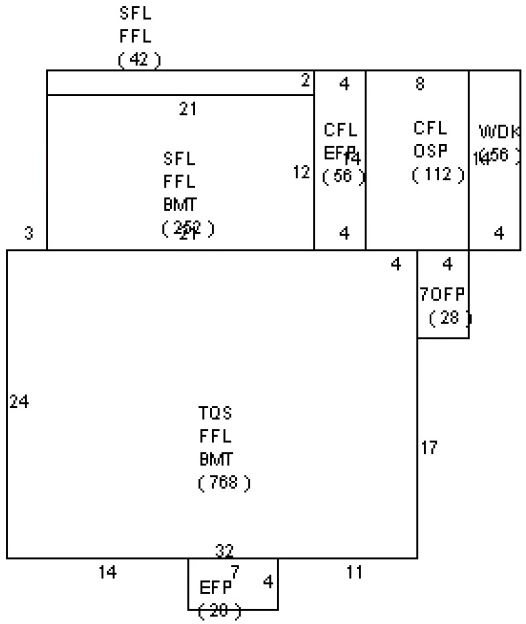
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	120.74
Special Features:	0	Val/Su Net:	106.47
Final Total:	362000	Val/Su SzAd	172.38

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,062	120.740	128,224
BMT	Basement	1,020	52.970	54,033
TQS	3/4 Story	576	120.740	69,545
SFL	Second Floor	294	120.740	35,497
CFL	Cathflr	168	126.770	21,298
OSP	Screen Porch	112	34.350	3,847
EFP	Enclos Porch	84	59.630	5,009
WDK	Deck	56	16.000	896
	Net Sketched Area:	3,400	Total:	319,581
Size Ad	2100	Gross Are	3592	FinArea 2610

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

058.0-0004-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	